





Hilton &  
Horsfall

BB10 3JB

## Brunshaw Road, Burnley

### Offers In The Region Of £299,950

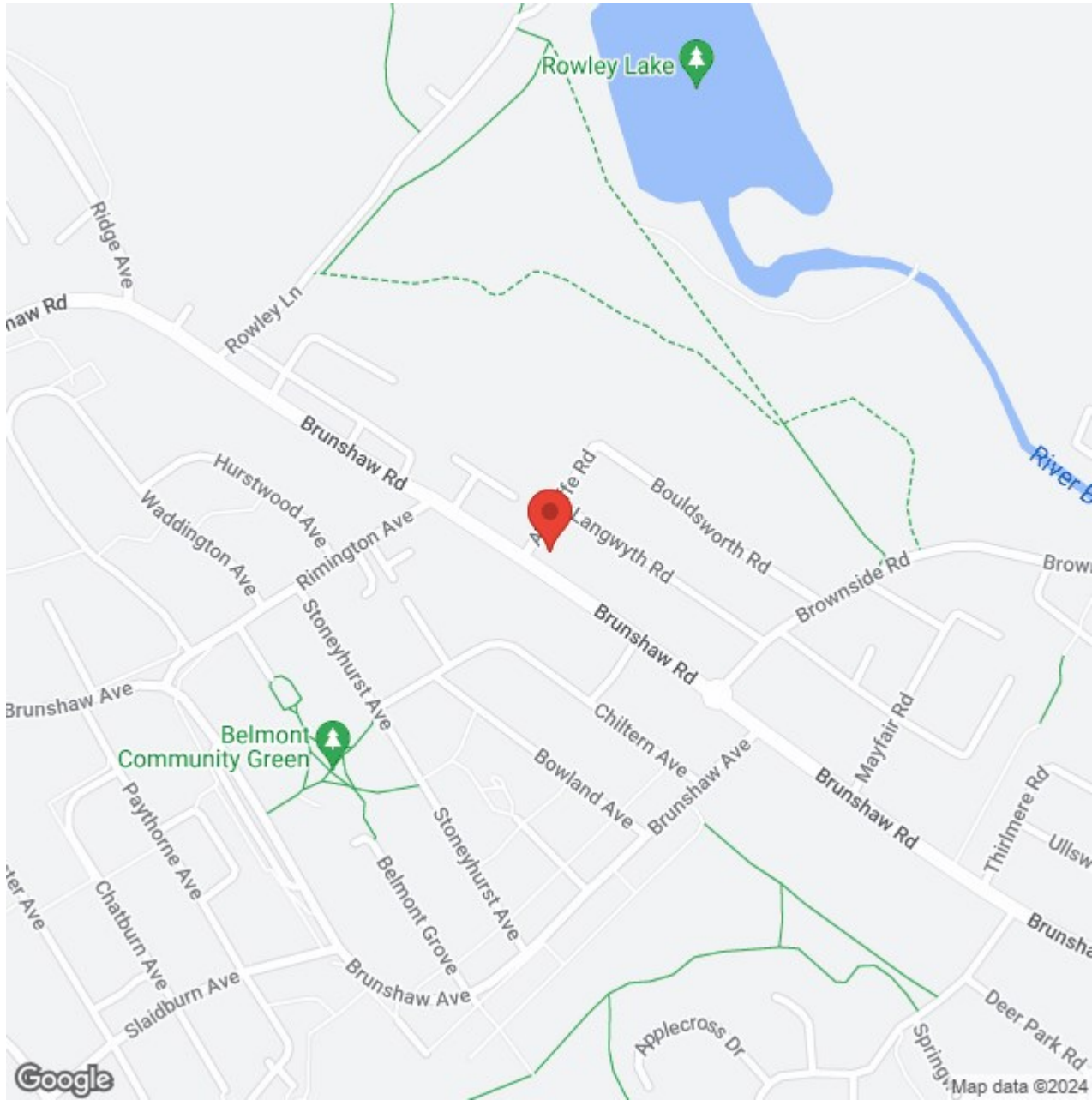
A fantastic opportunity to acquire this recently renovated semi-detached dwelling which is located in a sought after part of Burnley. This three bedroomed home has been finished to an exceptional standard and is a true credit to the current owners. Affording many noteworthy features and briefly comprising of: an entrance vestibule, an inviting entrance hallway with an open balustrade staircase leading to the first floor / landing, downstairs w.c, family sized living room with a bay fronted window, dining room / garden room with bi folding doors leading to the front garden and a stunning fitted kitchen. On the first floor you will find three well proportioned bedrooms and a modern four piece bathroom suite. Externally to the front elevation is a spacious flagged area with mature plants and shrubs and a large pebbled area. To the rear elevation is a block paved driveway providing off road parking for two cars, a garage/ outdoor storage room and enclosed garden with a paved patio seating area leading. Perfect for use during the summer months. This property is close by to all local amenities, countryside walks, transport links, primary and secondary schools. The M65 motorway is short drive away offering easy access to Colne, Preston, Manchester and beyond. One not to be missed. Early viewing is advised to avoid disappointment. Leasehold. Council Tax Band 'C'.

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## Lancashire

A fantastic opportunity to acquire this recently renovated semi-detached dwelling which is located in a sought after part of Burnley. This three bedroomed home has been finished to an exceptional standard and is a true credit to the current owners. Affording many noteworthy features and briefly comprising of: an entrance vestibule, an inviting entrance hallway with an open balustrade staircase leading to the first floor / landing, downstairs w.c., family sized living room with a bay fronted window, dining room / garden room with bi folding doors leading to the front garden and a stunning fitted kitchen. On the first floor you will find three well proportioned bedrooms and a modern four piece bathroom suite. Externally to the front elevation is a spacious flagged area with mature plants and shrubs and a large pebbled area. To the rear elevation is a block paved driveway providing off road parking for two cars, a garage/ outdoor storage room and enclosed garden with a paved patio seating area leading. Perfect for use during the summer months. This property is close by to all local amenities, countryside walks, transport links, primary and secondary schools. The M65 motorway is short drive away offering easy access to Colne, Preston, Manchester and beyond. One not to be missed. Early viewing is advised to avoid disappointment. Leasehold. Council Tax Band 'C'.

### ENTRANCE VESTIBULE

With a uPVC double glazed door and a solid hard wood stain glass door leading to:

### HALLWAY

A welcoming entrance hallway with under stairs storage, 1x radiator, wood effect flooring, a uPVC frosted double glazed window to the side elevation and an open balustrade staircase leading to the first floor/landing.

### GROUND FLOOR W.C 3'6" x 2'5" (1.09 x 0.74)

A modern two piece suite with a push button w.c., vanity sink with chrome mixer tap, fully tiled walls and an extractor fan.

### LIVING ROOM 12'8" x 12'0" (3.87 x 3.68)

A family sized living room with a bay a large bay window, a gas fire set within a tiled fireplace, 1x radiator and ample room for home furniture.

### BREAKFAST KITCHEN 11'4" x 18'11" (3.46 x 5.77)

A modern fitted kitchen with a range of wall and base units with contrasting work tops over, having built in appliances such as a

larder fridge, freezer, double oven, microwave, dishwasher, five ring gas hob and an extractor hood. The kitchen also boasts an integrated sink with chrome tap, breakfast bar, LED spotlights, 1x radiator and a uPVC double glazed window to the rear elevation.

### SITTING / SUN ROOM 10'10" x 13'2" (3.31 x 4.03)

A spacious room with ample space for a large dining table or home furniture, having wood effect flooring, electric blinds, 1x radiator, skylight, a uPVC double glazed window to the side elevation and uPVC double glazed bi folding door leading to the front garden.

### UTILITY ROOM 6'0" x 7'5" (1.84 x 2.27)

A useful utility room with plumbing for a washing machine and dryer, cupboard housing the combi boiler, matte black sink with chrome mixer tap, LED spotlights, 1x radiator, a uPVC double glazed window to the rear elevation and a uPVC double glazed door leading to the rear garden.

### FIRST FLOOR / LANDING

An open landing with access to the loft and a uPVC double glazed window to the side elevation.

### BEDROOM ONE 12'9" x 11'8" (3.89 x 3.56 )

A large double bedroom with ample room for wardrobes and drawers, 1x radiator and a uPVC double glazed window to the front elevation.

### BEDROOM TWO 11'4" x 10'7" (3.47 x 3.25)

Another bedroom of double proportion with fitted wardrobes, 1x radiator and a uPVC double glazed window to the rear elevation.

### BEDROOM THREE / OFFICE 7'5" x 6'5" (2.27 x 1.96)

A single bedroom currently being used an office with a fitted desk and wardrobes, 1x radiator and a uPVC double glazed window to the front elevation.

### BATHROOM 6'4" x 7'9" (1.94 x 2.38)

A stunning four piece bathroom suite with a shower cubical, tiled bath, push button w.c., vanity sink with chrome mixer tap, heated towel rail in chrome, LED spotlights, LED mirror, fully tiled walls, tiled flooring, extractor fan and a uPVC frosted double glazed window to the side elevation.

### GARAGE / STORAGE 11'4" x 17'11" (3.47 x 5.47)

A spacious garage currently used as storage with power and lighting and a uPVC door leading to the rear garden.

### EXTERNALLY

Externally to the front is a well kept garden with a large patio area laid with indian stone flags and a large pebbled area surrounded by mature plants and shrubs. Additionally accessed via a secure gate is a patio area also laid with indian stone flags. To the rear is a block paved driveway providing off road parking for two cars and a good sized patio area. Perfect for the spring and summer months.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/brunshaw-road-bly>

### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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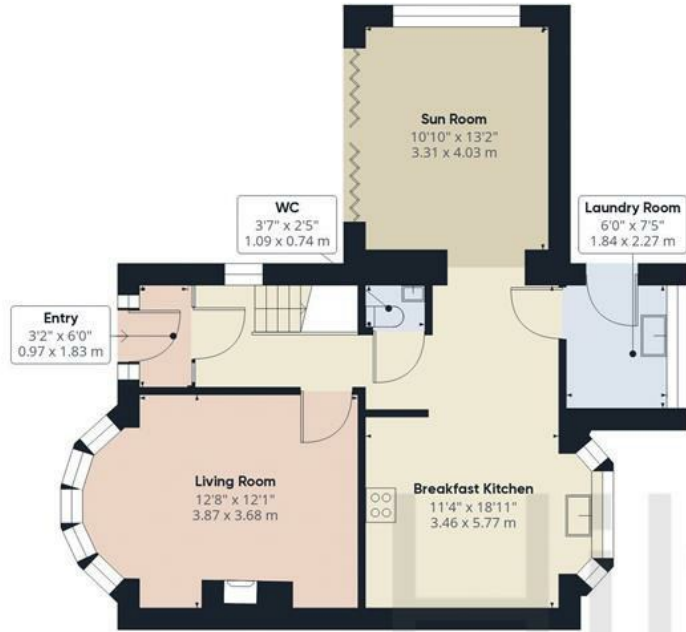


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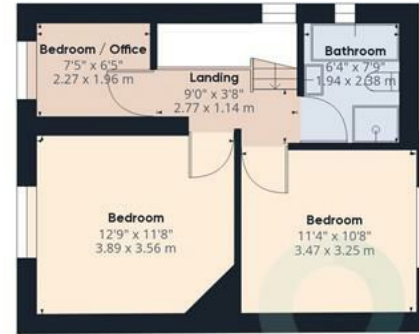
## OUTSIDE

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1285.47 ft<sup>2</sup>

119.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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